

44-158

BK 7361 PG 071

TRANSFER  
TAX  
PAID

**WARRANTY DEED**  
(Joint Tenancy - Statutory Short Form)

**012161**

**Michael P. Languet**, whose mailing address is 651 Hanson Road, China, ME 04985 for consideration paid, grant to **Ronald L. Groder** and **Ann L. Groder**, whose mailing address is RR 2 Box 1670, Belgrade, ME 04917 as **joint tenants** with **Warranty Covenants**, a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

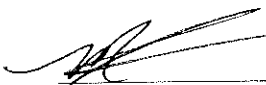
Beginning at an iron in the southerly line of Spring Street at a point which is one and one-half feet from the northwesterly corner of the building on the premises herein described, measured westerly; thence southerly in a line parallel with but one and one-half feet distant westerly from the westerly side of said building until said line reaches the southerly end of said building; thence southeasterly at a slight angle following the easterly course of a driveway lying just westerly of the property herein described a distance of eight (8) feet; thence easterly to the westerly boundary of land of Mrs. Rose Warren, at a point which is eight (8) feet southerly of the southeast corner of the said building on the said premises herein described; thence northeasterly along the westerly line of land of the said Rose Warren to the south side of Spring Street; thence westerly in the southerly line of said Spring Street to the point of beginning.

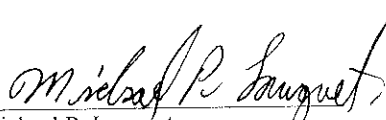
Meaning and intending to the Grantees herein, to convey the right to use the driveway lying westerly of the premises herein described in common with others.

It is understood and agreed that the Grantees, their heirs and assigns, will not erect or cause to be erected any building or structure of any kind in front of or northerly of the building now on said premises, meaning the are between said building and said Spring Street.

BEING the same premises conveyed by Stanley K. Mathieu to Michael P. Languet and Doris L. Languet by deed dated August 14, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5703, Page 82. Doris L. Languet is deceased and Michael P. Languet acquired full title as surviving joint tenant.

Witness my hand and seal this 8<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Michael P. Languet

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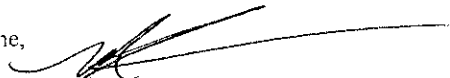
BK 7361 PG 072

State of Maine  
Kennebec, ss.

April 8, 2003

Personally appeared the above named Michael P. Languet and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Michael F. Phillips, Jr.  
Notary Public  
My Com. Exp. 05/31/09

RECEIVED KENNEBEC SS.

2003 APR 13 PM 3:11

ATTEST:   
REGISTER OF DEEDS